

Delegated Report

Planning Reference: 25/00430/HOU

Applicant(s): Mr and Mrs B Marr

Ward: Cadeby Carlton Market Bosworth and Shackerton



**Hinckley & Bosworth
Borough Council**

**Site: 2 Springfield Avenue, Market Bosworth, Nuneaton,
Leicestershire CV13 0NS**

Proposal: Conversion of a double garage to form a habitable room with addition of 2 box bay windows to front elevation and associated works.

Case Officer: Gwion Russell (Planning Officer)

Date: 04/06/2025

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This householder planning application seeks full planning permission for the conversion of a double garage to form a habitable room with the addition of 2 box bay windows to the front elevation and associated works. There are no proposed alterations to the second storey of the property.
- 2.2. Proposals include the removal of a partitioning wall inside the garage buildings and replacement of both garage rooms with a singular bedroom and en-suite washroom to the rear. The proposals include the retention of an existing study to the rear of the garage.
- 2.3. As the proposal includes the addition of a bedroom, it also involves the removal of the existing rear access door on the rear elevation of the dwelling, to be replaced with a double casement window, finished in matching white uPVC.

3. Description of the Site and the Surrounding Area

- 3.1. 2 Springfield Avenue is located to the west of Market Bosworth within the Settlement Boundary. Springfield Avenue is used predominantly for residential purposes and there are a range of two-storey properties and single-storey properties on the road. Although most dwellings are constructed using a similar 'buff' brick material, there is a variety of styles with minimal uniform character to the expanded street-scene. Both 2 Springfield Avenue and 4 Springfield Avenue display

differing principal frontages to the other dwellings on Springfield Avenue and are offset considerably from the street.

- 3.2. 2 Springfield Avenue is a detached dwelling that sits on a corner plot with mature trees in the Northeast elevation; the dwelling is set back approximately 27 m from the highway. The dwelling has a distinctive 1960s Modernism style which matches the original design and its neighbouring dwelling, 4 Springfield Avenue.

4. Relevant Planning History

4.1 85/01178/4

- Extension to existing house
- Permitted
- 19/12/1985

4.2 85/00302/4

- Construction of bedroom extension
- Permitted
- 10/03/1981

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site. No concerns or objections were raised.

6. Consultation

- 6.1 There have been no objections from the following consultants:

- Market Bosworth Parish Council

- 6.2 No comments have been received from:

- Natural England
- National Grid

- 6.3 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):

- Policy 16: Housing Density, Mix and Design

7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM10: Development and Design
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 Market Bosworth Neighbourhood Plan 2014 – 2026 (MBNP) (2021):

- Policy CE1: Character and Environment

7.4 Market Bosworth Neighbourhood Plan Review Referendum Version 2020-2039 (2025)

- Policy DC1: Design Codes
- Policy CE1a: Character Areas

The Market Bosworth Neighbourhood Plan Review has been through examination with a referendum due to be held on 10th July 2025. Given the advanced stage of the Neighbourhood Plan and known extent of modifications, the policy can be attributed significant weight in the assessment of this application. However, the emerging Neighbourhood Plan will not be attributed full weight until such time as a positive referendum.

7.5 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.6 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

8. Appraisal

8.1. Extensions to existing domestic properties within a settlement boundary are generally considered to be sustainable development in principle. The key issues in respect of this application are therefore:

- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Planning balance

Design and Impact upon the Character of the Area

- 8.2 Chapter 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.3 Ultimately, Guidance Point I2 of the NDG advised that well-designed places should contribute to local distinctiveness and Guidance Point I3 of the NDG highlights that design decisions at all levels and scape should help to create a memorable sense of place.
- 8.4 Paragraph 137 of the NPPF states that applicants, where applicable, should provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy.
- 8.5 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (as contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.6 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.7 Policy CE1 of the adopted Market Bosworth Neighbourhood Plan and Policy CE1(a) of the emerging Neighbourhood Plan requires all new development to be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area. The site lies within Character Area D- Suburban Residential of the adopted Neighbourhood Plan.
- 8.8 Similarly Policy DC1 of the emerging Neighbourhood Plan states that development proposals must demonstrate how they contribute positively to the 10 character areas and will be supported where they are in conformity with the essential design considerations for the relevant character area, the general design principles set out in the Market Bosworth Design Codes - 2023 and other Neighbourhood Plan policies as applicable.
- 8.9 Character Area D is described in both versions of the Neighbourhood Plan as having a mixture of detached and semi-detached dwellings, open aspect front gardens, properties set back from the pavement, open grass spaces, garages and driveways. The application site demonstrates these key characteristics.

- 8.10 The Market Bosworth Design Guide contains more detailed design guidance for development within Character Area D. Pertinent to this proposal it states that materials should complement existing materials in the area, that front extensions are generally not acceptable but should only project a maximum of 2m from the front façade and will not cover more than 50% of the front elevation. Extensions should retain the materials, architectural features, window sizes and proportions of the existing building and recreate this style to design an extension that matches and complements the existing building.
- 8.11 In accordance with the HBBC Good Design Guide extensions to the front should not normally extend beyond the front elevation by more than 2 meters and not cover more than 50% of the front elevation. The Good Design Guide also recommends that overdevelopment on corner plots can impact openness and the character of the area.
- 8.12 The dwelling frontage benefits from an existing box porch which acts as a front door. As a result, both box windows will be sensitive to and consistent with the existing dwelling design. As both box bay windows are only proposed to extend the property frontage by 56cm and would not cover more than 50% of the front elevation they do not adversely impact the character of the dwelling or neighboring dwellings and the proposals comply with the above design guidance
- 8.13 The proposals indicate that the bay windows and rear obscure-glass window will match existing fenestration by using white uPVC (along with matching 'buff' mortar). The existing garage façade will be finished in treated timber sleepers alongside bay window walling. The hard-standing will match the existing driveway surface. Therefore, it is regarded that the materials proposed are consistent with the existing dwelling materials and any new materials are sensitive to the overall character of the host dwelling and nearby properties.
- 8.14 The proposals are not visible from the principal elevation of 4 Springfield Avenue and only minimally visible from the highway (by virtue of mature trees and the angle of the dwelling). As a result of this and the property's considerable set back from the highway, it is regarded that the development has minimal impact on the character of the surrounding area.
- 8.15 2 Springfield Avenue is a corner plot adjacent to the principal junction to the street. As the host dwelling is wholly unique in character and the proposed alterations are minimal, it is not regarded that the alterations will have a significant impact on the design and character of the street.
- 8.16 By virtue of design, its sensitive choice of external materials, the scale and the limited prominence of the proposed box bay windows, the proposal respects the character of the existing dwelling and surrounding area and is therefore in accordance with Policy DM10 of the SADMP, Policy CE1 of the adopted Market

Bosworth Neighbourhood Plan, Policy CE1(a) and DC1 of the emerging Neighbourhood Plan and the HBBC Good Design Guide.

Impact upon Residential Amenity

- 8.17 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.
- 8.18 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.19 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.20 Whilst there is no specific guidance on front elevations and how these interact with neighbouring front elevations, the Good Design states that in order to protect amenity and privacy, proposals should avoid direct views into neighbouring habitable rooms or gardens. The alterations proposed in this case are minimal.
- 8.21 To comply with the Good Design Guide, proposed extensions should not impact the outlook or natural light to neighbouring property windows.
- 8.22 By virtue street layout and nature of the development the only neighbour which could be impacted is No.4 Springfield Avenue which is located to south of the application dwelling. There are no dwellings to the front, other side or rear of the application dwelling which would be impacted by the development. The proposed extensions are not expected to affect the outlook or natural light to the neighbouring property windows. As the plans only include two box bay windows on the front elevation—which would be obscured by the existing front porch—there will be no adverse impact on light levels or privacy for No.4 Springfield Avenue. Furthermore, by virtue of their minor projection and location, the proposals will not create an overbearing effect on adjacent properties.
- 8.23 By virtue of these factors, the proposal does not result in any adverse overbearing or overshadowing impacts or any overlooking or loss of privacy to the neighbouring properties and therefore is considered to be in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.24 Paragraph 115(b) of the NPPF states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. In

accordance with Paragraph 115(d) of the NPPF, any proposal should ensure that any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.

- 8.25 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios in accordance with Paragraph 116 of the NPPF.
- 8.26 Policy DM17 of the SADMP states that development proposals need to demonstrate that there is not a significant adverse impact upon highway safety, and that the residual cumulative impacts of development on the transport network are not severe.
- 8.27 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)) (2024).
- 8.28 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.29 Table 28 (Residential Parking Standards) of the LHDG requires dwellings with up to three bedrooms should provide a minimum of two off-street parking spaces. This increases to a minimum of three off-street parking spaces for properties with four or more bedrooms.
- 8.30 Any reduction below minimum standards will require robust justification.
- 8.31 Figure 44 (Dimensions) of the LHDG requires minimum parking sizes to be 2.4m in width by 5.5m in depth, and an additional 0.5m in width is required the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side. This width increases to 1m if the parking space is bounded on both sides.
- 8.32 The scheme aims to create one new bedroom, thus making the property a 4-bedroom dwelling. As the box bay windows extend 56 cm from the boundary of the property (toward the driveway) the proposal would reduce parking space. However, due to the size of the existing driveway, it is considered that there is adequate off-street parking for the dwelling (with turning areas) and that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

Other Material Considerations

- 8.33 It is noted that the dwelling's curtilage adjoins the site of an electrical sub-station. There have been no objections or comments from National Grid in relation to the development and whilst the proposed development is not expected to impact this site, appropriate caution should be exercised during the construction phase.

9. Equality Implications

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

- 9.3 There are no known equality implications arising directly from this development.

- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1 As outlined in the report the development complies with the relevant policies of the Development Plan therefore, taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Proposed block plan and site location plan dwg no. 4108-4
 - Proposed ground and first floor plans 4108 -2
 - Proposed elevations 4108- 3
 - Application Form
- all received by the Local Planning Authority on 29.04.2025.

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. Notes to Applicant:

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.